



- Four Generous Bedrooms
- En-suite To Master Bedroom
- Spacious Open Plan Lounge/Diner
- Gated Driveway Offering Ample Parking
- Double Garage
- Situated In The Desirable Abberton Village
- A Fine Example Of A Beautifully Presented Four Bedroom Detached Residence
- Within Close Proximity To West Mersea & Colchester's City Centre
- Mature & Private Enclosed Rear Garden
- Modern Fitted Kitchen With Utility Room

4 The Paddocks, Abberton, Colchester, Essex. CO5 7PA.

****Guide Price £550,000 - £575,000**** Residing on a generous plot behind electric gates is this exceptionally well presented detached house located within the sought after area of Abberton situated between Colchester and West Mersea offering good access to a highly reputable primary school and beautiful countryside walks. The ground floor begins with an entrance hall with an Welsh slate tiled floor and a downstairs cloakroom, leading to a spacious 31ft open plan 'L' shape lounge/diner boasting a log burner. The contemporary kitchen/breakfast room has various storage cupboards, fitted appliances and granite worktops and there is a separate utility room. The first floors boasts a spacious landing, four generous bedrooms, the majority of them of double size and with fitted storage cupboards, en-suite to master bedroom and a recently fitted four piece bathroom suite.



Property Details.

Ground Floor

Entrance Hall

With window to side and ornate window to lounge, two radiators, Welsh slate tiled floor, stairs rising to first floor with storage cupboard under, solid oak doors to.

Cloakroom

With obscure window to front, radiator, Welsh slate tiled floor, close coupled WC and wash hand basin.

Lounge/Diner



31' 3" x 22' 8" (9.53m x 6.91m) A generous 'L' shape reception room with window to front, patio door and French doors to garden, two radiators, solid French oak flooring, log burner, TV Point, solid oak door to kitchen/breakfast room.

Kitchen/Breakfast Room



12' 2" x 11' 8" (3.71m x 3.56m) With window to front, side and rear, tiled floor, a contemporary kitchen with a range of matching eye level and base units with drawers and Quartz worktop over, tiled splashbacks, gas range cooker with extractor hood over, dishwasher, space for breakfast table, sliding door to utility room.

Utility Room

7' 6" x 6' 10" (2.29m x 2.08m) With door to side, tiled floor, basin and space for fridge and freezer, plumbing for washing machine and space for tumble dryer.

First Floor

Landing

With loft access, airing cupboard and doors to.

Bedroom One



17' 3" x 11' 9" (5.26m x 3.58m) With window to front and side with a view of the strood towards Brightlingsea, radiator, two built in double wardrobes, door to.

En-Suite



With obscure window to front, tiled floor, part tiled walls, close coupled WC, wash hand vanity basin, shower cubicle.

Property Details.

Bedroom Two



13' 1" x 11' 8" (3.99m x 3.56m) With window to front and rear, radiator, built in wardrobes.

Bedroom Three

13' 7" x 9' 7" (4.14m x 2.92m) With window to rear, radiator, built in wardrobes.

Bedroom Four

9' 9" x 8' 5" (2.97m x 2.57m) With window to rear, radiator, built in wardrobes.

Family Bathroom



Contemporary four piece family bathroom with obscure window to front, enclosed cistern WC and wash hand vanity basin, panelled bath, double shower cubicle.

Outside

Rear Garden



To the rear of the property is a landscaped rear garden enclosed by wooden panel fencing with gated side access and security lighting. The garden proceeds with a paved terrace and shingled area with stepping stones leading to the remainder of the garden which is mainly laid to lawn. There is a further paved terrace with space for garden furniture, perfect for outside dining or entertaining. The rear of the garden shares views of the green conservation area full of wildlife and natural habitation.

Front Garden & Driveway



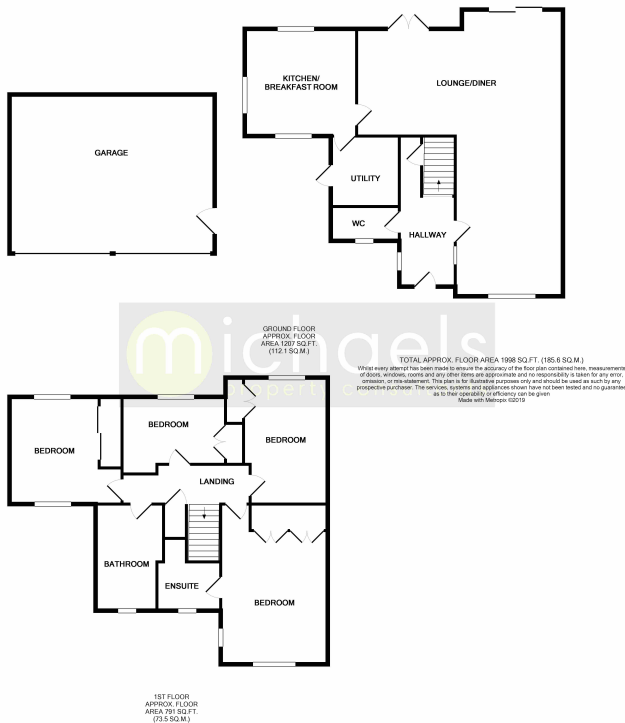
The front garden and driveway is enclosed by electric wrought iron gates with intercom and brick walling. The large shingle driveway provides ample off road parking and gives access to the double garage. The front garden consists of an array of mature flowers and trees concealing the property whilst a pathway leads through the side gate to the rear garden and has security lighting.

Double Garage

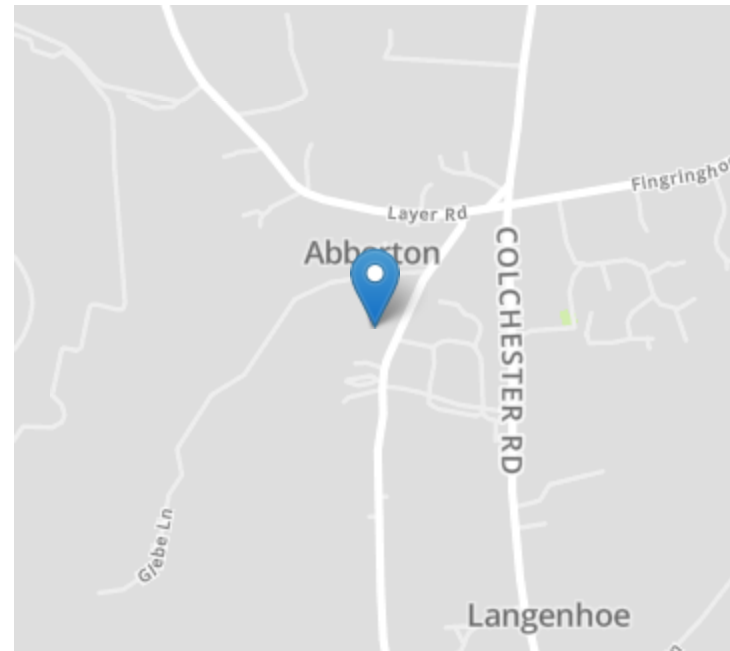
22' 5" x 17' 2" (6.83m x 5.23m) Double garage with two electric roller door to front, single door to side, power and light connected, eaves storage.

Property Details.

Floorplans



Location



Energy Ratings

We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Gardens, roof terraces, balconies and communal gardens as well as tenure and lease details cannot have their accuracy guaranteed for intending purchasers. Lease details, service ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.